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Judgment Creditor: BANK OF AMERICA, N.A.,
Judgment Creditor Address: 55 Beattie Place, Suite 100
Greenville, SC 29601

NOW THEREFORE IN THE NAME OF THE STATE OF OREGON, you are
commanded to sell the real property as by said General Judgment of Foreclosure according to
law (subject to redemption) all of the interest that the Defendant Michelle E. Croft had on the 2nd
day of January 2009, the date of the Mortgage, and also all of the interest that Defendants had
thereafter, in the real property described in the Judgment as:

LOT 1, JORDAN HEIGHTS DIVISON, Josephine County, Oregon.

Tax Parcel Number: R340384

The street address of the real property to be levied upon is 58 SW Leonard Street, Grants
Pass, OR 97526.

The above referenced property shall be sold to satisfy the following sums: The base
judgment amount of \$201,500.98, plus prejudgment interest in the amount of \$7,110.90, plus
Plaintiff's costs and reasonable attorney fees in the amount of \$7,467.24, for a grand total of
\$375,532.40, together with \$ 64,894.67 in interest on those amount since March 17, 2014 (the
date of entry of judgment) at the rate of 9 % per annum (\$53.2797 per diem), which shall
continue to accrue until the date of sale; Thus,

THE TOTAL AMOUNT OF EXECUTION REQUESTED HEREON, STATED AS OF
THE DATE OF SUBMISSION (July 18, 2017) IS AS FOLLOWS:

Principal Balance:	\$201,500.98
Prejudgment Interest 12/14/13 –	
3/17/14 at 7.750% (\$26.2395):	\$7,110.90
Plaintiff's Costs and Attorney Fees	\$7,467.24
Post-judgment interest 3/18/14 –	

1 7/18/17 at 9% (\$53.2797 per diem) \$64,894.67

2 Total due as of July 18, 2017 \$280,973.79 plus \$53.2797 per diem thereafter until
3 the date of sale.

4 ///

5 The proceeds of sale shall be applied, delivered, and distributed according to ORS
6 18.950.

7 The Sheriff is hereby authorized to continue execution under the writ and delay making a
8 return on the writ to a date not later than 150 days after the sheriff receives the writ as long as the
9 execution sale occurs no later than 150 days after the sheriff receives the writ pursuant to ORS
10 18.872.

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B. Harrison
Court Clerk

AUG 1 2017

17 Submitted by:

18
19 *Amy F. Harrington*
Amy F. Harrington, OSB No. 123363

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26 WRIT OF EXECUTION -3-

27
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ZIEVE, BRODNAX & STEELE, LLP
Amy F. Harrington, Esq.
One World Trade Center
121 Southwest Salmon St., 11th Floor
Portland, OR 97204
714-848-7920
aharrington@zbslaw.com

Verified Correct Copy of Original 6/9/2016.

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2014 MAR 17 PM 3:00
STATE COURTS-JOSEPHINE
BY

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JOSEPHINE

BANK OF AMERICA, N.A.,

Plaintiff,

vs.

MICHELLE CROFT, an individual;
CITIFINANCIAL, a Maryland business
corporation; and all other persons or parties
unknown claiming any legal or equitable
right, title, estate, lien, or interest in the real
property described in the complaint herein,
adverse to Plaintiff's title, or any cloud on
Plaintiff's title to the Property, collectively
designated as DOES 1 through 50, inclusive.

Defendants.

CASE NUMBER: 13CV0198

GENERAL JUDGMENT OF
FORECLOSURE AGAINST:

- (1) MICHELLE E. CROFT AKA
MICHELLE CROFT
- (2) CITIFINANCIAL

1.

THIS MATTER, coming on regularly before the Court on this day and it appearing from the record herein that Plaintiff BANK OF AMERICA, N.A. ("Plaintiff") filed its Complaint for Foreclosure of Deed of Trust; that Defendants MICHELLE E. CROFT aka MICHELLE CROFT ("MICHELLE CROFT") and CITIFINANCIAL (collectively referred to as "Defendants") were duly served with the Summons and Complaint as required by law; that Defendants failed to appear, and that the ORDER FOR ENTRY OF DEFAULT AGAINST DEFENDANT MICHELLE CROFT and ORDER FOR ENTRY OF DEFAULT AGAINST DEFENDANT CITIFINANCIAL has been entered against them on Plaintiff's Complaint.

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2.

Plaintiff hereby requests that this General Judgment be entered into the Court's register to accomplish the foreclosure of any and all interest of the Defendants in the real property subject to this foreclosure action, located at 58 SW Leonard Street, Grants Pass, OR 97526.

3.

The Court being fully advised; it is hereby
ORDERED AND ADJUDGED:

4.

That Plaintiff is the holder of the promissory note ("Note"), dated January 2, 2009, and made, executed, and delivered by MICHELLE CROFT in the amount of \$172,621.00.

5.

That the Note is secured by the deed of trust made, executed and delivered by MICHELLE CROFT on or about January 2, 2009, recorded on January 6, 2009 under the recording number 2009-000184 of the Official Records of Josephine County, Oregon, against the property located at 58 SW Leonard Street, Grants Pass, OR 97526, legally described as LOT 1, JORDAN HEIGHTS SUBDIVISION, IN JOSEPHINE COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 9, PAGE 251, PLATE RECORDS ("Property") which constitutes a valid lien ("Deed of Trust").

6.

That MICHELLE CROFT failed to comply with the terms of the Note and Deed of Trust by failing to make the payments due and owing according to the terms of the Note and Deed of Trust. Pursuant to the terms of the Note and Deed of Trust, Plaintiff has now declared all sums due and owing under the Note and Deed of Trust as immediately due and payable.

7.

That the Deed of Trust is a valid first priority lien encumbering the Property and is superior to any interest, lien, or claim of Defendant or any other party in the Property and that the Deed of Trust is hereby foreclosed by this Court on the Property.

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8.

That a judgment of foreclosure in the amount of \$208,968.22 shall be granted against MICHELLE CROFT and in favor of Plaintiff or its successors or assigns, as further described in the Money Award below.

9.

That the Property is hereby ordered to be sold by law and the proceeds of sale shall be applied toward the satisfaction of Plaintiff's money award herein; and the surplus, if any to the Clerk of the Court to be disbursed to such party or parties as may establish their right thereto.

10.

That Plaintiff is entitled to recover its reasonable attorney's fees and all reasonable and necessary costs and expenses incurred to enforcing the Note and Deed of Trust.

11.

That any increased interest or any such additional amounts as Plaintiff may advance for taxes, assessments, municipal charges, and such other items as may constitute liens on the Property, together with insurance and repairs necessary to prevent the impairment of the Property, together with interest thereon from the date of payment may also be added to the Judgment and paid from the proceeds from the sale of the Property.

12.

That Defendants, and all parties claiming through or under them as purchasers, encumbrancers, or otherwise, are forever barred and foreclosed of all interests, liens, or claims in the Property and every portion thereof, excepting only any statutory right of redemption provided by the laws of the State of Oregon.

13.

That MICHELLE CROFT is not entitled to a homestead exemption on account of his interest in the Property.

14.

That Plaintiff may become purchaser at the Sheriff's Sale of the Property and may bid up to the aggregate amount of its Money Award plus interest from the date of this Judgment until sale

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without advancing any cash except money required for the Sheriff's Sale.

15.

That the purchaser of the Property at the Sheriff's Sale is entitled to exclusive and immediate possession of the Property from and after the date of the sale, and is entitled to such remedies as are available at law to secure possession of the Property, and that the Judgment entered herein shall have the same effect as a writ of assistance, if Defendants, any of them, or any other party or person shall refuse to surrender possession of the Property to the purchaser immediately on the purchaser's demand for possession.

16.

That this Court shall retain jurisdiction to enforce all provisions of the Judgment and to enter such additional order, judgment, or decree necessary for the purchaser at the foreclosure sale to obtain possession of the Property.

17.

Under the Note, there is now due and owing to Plaintiff, the following amounts, to be hereinafter described as the Money Award.

18.

This suit does not constitute an attempt to collect the debt against MICHELLE CROFT under the Note. Rather, it is a suit to execute upon the Property as security for the Money Award to the Plaintiff.

MONEY AWARD

- 1. Judgment Creditor:** BANK OF AMERICA, N.A.
- Address: 100 N. TRYON ST.
CHALOTTE, NORTH CAROLINA 28255
- Judgment Attorney:** Nathan F. Smith
- Address: MALCOLM ♦ CISNEROS, A Law Corporation
2112 Business Center Drive, 2nd Floor
Irvine, California 92612
- Telephone Number: (949) 252-9400

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2. Judgment Debtor: MICHELLE E. CROFT aka MICHELLE CROFT

Address: 58 SW LEONARD STREET
GRANTS PASS, OR 97526

Year of Birth: Unknown

Final 4 digits of Social Security number: XXX-XX-0073

Driver's license number and issuing state: Unknown

Judgment Debtor Attorney: N/A

3. Persons or Public Bodies Entitled to a Portion the Money Award: N/A

4. Judgment Amount: \$201,500.98

5. Pre-Judgment Interest: Simple interest to accrue on \$166,564.18 plus Pre-Judgment Interest from December 14, 2013 to the date the General Judgment is entered into the Court's register at 5.750% per annum, \$26.2395.

6. Post-Judgment Interest: Simple interest to accrue on \$208,968.22 plus Pre-Judgment Interest from the day after the General Judgment is entered to the date upon which Writ of Execution in Foreclosure is levied at the legal rate of interest or 9% per annum, whichever is greater.

7. Periodic accrual: N/A

8. Attorney's Fees and Cost: An award of \$7,467.24 in attorney's fees and costs is made for Judgment of Foreclosure.

Attorney's Fees: \$6,615.00


Verified Correct Copy of Original 6/9/2016.

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Filing Cost:	\$505.00
Recording Cost:	\$49.00
Process Service Cost:	\$282.00
UPS Cost:	\$16.24

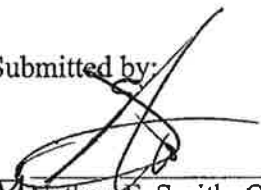
DATED this: 17 day of March, 2014

PAT WOLKE



 CIRCUIT COURT JUDGE

Submitted by:



Dated: 3/3/14

- Nathan F. Smith, OSB #120112
 - Richard J. Bayless, OSB #101826
- Attorneys for Plaintiff
 MALCOLM ♦ CISNEROS, ALC
 2112 Business Center Drive
 Irvine, California 92612
 (949) 252-9400 (TELEPHONE)
 (949) 252-1032 (FAX)
 nathan@mclaw.org